

## CITY OF SANTA BARBARA

Chris Colbert  
Patricia Griffin  
Bruce Miller

*Airport Commissioners*

### LEASE REVIEW SUB COMMITTEE

Thursday  
May 13, 2010  
11:00 am

### AGENDA

Karen Ramsdell  
*Airport Director*  
Hazel Johns  
*Assistant Airport Director*  
Rebecca Fribley  
*Property Management Specialist*  
Airport Administration

601 Firestone Road  
Santa Barbara, CA 93117  
(805) 967-7111



**ORDER OF BUSINESS:** The Lease Review Sub Committee meeting begins at 11:00 am in the Airport Administration Conference Room at 601 Firestone Road, Santa Barbara, CA.

**PUBLIC COMMENT:** At the beginning of the meeting, any member of the public may address the Lease Review Sub Committee on any subject matter within the jurisdiction of the Sub Committee that is **not** scheduled before them that same day. The total time for public comment is fifteen (15) minutes. If you wish to address the Sub Committee under this item, please complete and deliver to the Airport Director **before the meeting is convened**, a "Request to Speak" form including a description of the subject you wish to address.

**SPEAKERS:** Any person wishing to speak to an item on the agenda must complete and deliver to the Airport Director a "Request to Speak" form prior to the time that the item on the agenda is read by the Chair. The Chair may limit the time allowed to speak.

**REPORTS:** Copies of reports relating to agenda items are available for review in the Airport Administration office, or the City of Santa Barbara's web site: <http://www.SantaBarbaraCA.gov>. Materials related to an item on this agenda submitted to the Airport Commission after distribution of the agenda packet are available for public inspection in the Airport Administration office located at 601 Firestone Road, Santa Barbara, CA 93117, during business hours.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Airport Administration office at 967-7111. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

### CALL TO ORDER

### ROLL CALL

### CHANGES TO THE AGENDA

## **PUBLIC COMMENT**

1. Any member of the public may address the Lease Review Sub Committee on any subject within the jurisdiction of the Sub Committee that is **not** scheduled before them that same day. The total time for public comment is fifteen (15) minutes.

## **NOTICES**

2. That on Wednesday, May 12, the Airport Commission Secretary duly posted this agenda on the bulletin board at the Airport Administration office.

## **DISCUSSION ITEMS**

3. SUBJECT: LEASE AMENDMENT AGREEMENT – TWIN LAKES GOLF COURSE, LLC

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a Lease Amendment Agreement amending Article II, "Obligation to Construct Improvements", Section C, "Capital Improvement Program" of Lease No. 20,722, as amended August 18, 2005, and September 12, 2006, to allow rescheduling of the required Capital Fund Deposits, effective April 1, 2010.

4. SUBJECT: LEASE AGREEMENT – ANNE & DONALD COLE, DBA SAN MARCOS FARMS

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Anne and Donald Cole, a Sole Proprietorship, dba, San Marcos Farms, for 3,200 square feet of Building 116, at 500 David Love Place, at the Santa Barbara Airport, effective June 1, 2010, for a monthly rental of \$1,728, exclusive of utilities.

5. SUBJECT: FOOD & BEVERAGE AND RETAIL CONCESSION AGREEMENTS

RECOMMENDATION: That Airport Commission, Lease Review Subcommittee:

- A. Receive a report on the Concession solicitation process;
- B. Recommend the selection of First Class Concessions, Inc as the food and beverage concessionaire and M/E, Inc. as the news and gift concessionaire, for the new Airline Terminal; and
- C. Recommend approval of ten (10) year lease agreements effective upon the adoption of the enabling ordinance, with:
  - First Class Concessions, a California Corporation, for operation of a 1,000 square foot pre-security and a 1,900 square foot post-security food and beverage concession for a base monthly rental of \$1,000 or percentage rent, whichever is greater; and
  - M/E, Inc., a California Corporation, for operation of an 885 square foot news and gift concession for a base monthly rental of \$1,000 or percentage rent, whichever is greater.

## **ADJOURNMENT**